



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

July 07, 2025

NOTICE OF COMPLETE LAND USE PERMIT APPLICATION

The following land use permit application was submitted to the Development and Permitting Services Department for review. This notice was sent to all property owners within a specified radius of the site.

Vicinity Map:

Application Information

Case Number: PLPSP20250051
Permit Type: Preliminary Site Plan
Proposal:
Applicant(s): CES NW Inc.
Owner(s): KIERNEY PHILLIP C
Site Address: 113 27TH AVE SE, PUYALLUP, WA 98374;
Parcel Number: 0419032099;
Date of Application: June 09, 2025
Date of complete application determination: July 07, 2025
Date of Public Hearing (if set): No Hearing will be set for this permit OR Hearing date not yet set, a separate notice will be sent out when a hearing date is determined
Environmental documents/studies required: SEPA Checklist, Traffic Scoping Worksheet, Storm Water Report, Landscape Plan, Architectural Elevations, Traffic Impact Analysis, Habitat Assessment for Floodplain, Wetland Report, Geotech report for potential Landslide Hazard Area, Stream Report, Habitat Report, Critical Area Report, Preliminary Utility Plans, and other reports as required for review.
Streams, Potential Landslide Hazard Area
Identified critical areas on or adjacent to the site: Streams, Wetlands, Wetland buffer, Stream Buffer, Floodplain, Potential Landslide Hazard Area, Aquifer Recharge Area, Wellhead Protection Area, Contaminated Site, Underground Storage Tank, Volcanic Hazard Area, General Habitat Area, PHS Sensitive Habitats

Public Comments

Please be advised that any response to this letter will become a matter of Public Record. The public, consulted agencies and other agencies are encouraged to contact the staff listed below to become a 'Party of Record' on the subject permit application(s). The public may review contents of the official file for the subject proposal, provide written comments, participate in public hearings/meetings for the subject permit(s), and request a copy of the final decision.

- General application information is available for public review at www.cityofpuyallup.org/ActivePermits.
- The application file is available for review at <https://permits.puyallupwa.gov/portal/>. Please click on the 'Application Search' button under the 'Planning Division' header. Once you have navigated to the Planning Division Application search page, you can search by the case number or site address.
- The file can also be viewed in person at Puyallup City Hall during normal business hours

(9:00am – 3:00pm) at the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

- Written comments will be accepted if filed with the staff contact listed below on or before 3:00PM on: **July 21, 2025**.

Americans with Disabilities Act (ADA) Information

The City of Puyallup in accordance with Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability. This material can be made available in an alternate format by emailing Michelle Ochs at michelleo@puyallupwa.gov, by calling (253) 253-841-5485, writing us via mail (333 South Meridian, Puyallup, WA 98371) or by visiting the Development and Permitting Services Center at 333 South Meridian, 2nd floor, Puyallup, WA 98371).

Environmental Review (SEPA)

The City may issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal under the optional DNS SEPA process, provided in WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Environmental mitigation measures under consideration: None identified as of the date of this mailer. Staff reviewing SEPA checklist.

Consistent with WAC 197-11-545 regarding consulted agencies, other agencies and the public, comments must be received on this notice to retain future rights to appeal the subject determination

Downtown Planned Action Environmental Impact Statement Area

The project is located in the City's Downtown Planned Action Environment Impact Statement (EIS) area. The City's SEPA Responsible Official Anticipates the subject project will qualify as a project covered by the previous environmental review under the Downtown Planned Action SEPA EIS. The Responsible Official is presently evaluating the project and submitted SEPA checklist. If the project is consistent with and qualifies under the planned action EIS, no new SEPA Threshold Determination will be made for this project. More information may be found here: www.cityofpuyallup.org/1462/Downtown-Planned-Action-EIS

Staff Contact

If you have any comments, please email them to Rachael N. Brown, Associate Planner at RNBrown@PuyallupWA.gov or call (253) 770-3363.

Site Plan Building Elevations